

**SNEHA DEVELOPERS**

6, Anglow Urdu HighSchool Complex,  
Pratap Nagar, Jalgaon, 425001.  
PH No. 0257-2240707, 9422283684

Name of the Project: **SNEHA HEIGHTS**

MahaRERA Registration No. **P49900018214**

Information as on date 14-01-2023

To Whomsoever it may Concern

I hereby declare that for the above project there is no encumbrances & Litigations pending in any court, Tribunal and Authority.

Name of Promotor

**M/s Sneha Developers**

  
Partner

Date:

Place:



# MUNICIPAL CORPORATION OF THE CITY OF JALGAON

TEL.: 2222261, 62, 63, 64, 65 FAX : 0257-222260

## SANCTION OF BUILDING PERMIT & COMMENCEMENT CERTIFICATE

No.: T.P./B.P./023 —

Date: 21/05/2018

To,

MLS Sheha Developers Partner. Sau Sarita  
Kishor Borole Jalgaon

**Subject:-** Sanction of Building Permit & Commencement Certificate in Plot No. 3+4+5  
of C.T.S. No./G.No./S.No. 78 of Pimpri & Shivar.

**Reference :** Your Application & Plan Inward No. TP/875 Dated 23/10/2018

Sanction of Building Permit & Commencement Certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. of 1966) of carry out development work and building permits under section 253 of the Bombay Provincial Municipal Corporation Act, 1949 (Bombay Act, LIX of 1949) to erect Building of Prop. Lo. Ground + Upp. Ground + Typ. First to six fl. purpose. Total Builtup Area Commercial ( 307.72m<sup>2</sup> ) + Residention ( 3465.18m<sup>2</sup> ) = Total 3772.90m<sup>2</sup> as per plan duly amended in Green subject to following conditions.

### CONDITIONS:

- 1) The land vacated in consequence of enforcement of set-back rule shall form part of public street and other construction other than as allowed in bye-laws is not permissible in marginal spaces.
- 2) No new building or part there of shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate under Sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 is duly granted.
- 3) Commencement Certificate and Building Permit Shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development & action as-per provision laid down in Maharashtra Regional & Town Planning Act, 1966 and under Bombay Provincial Municipal Corporation Act, 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission dose not entitles you to develop the land which dose not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office and the owner should commence the work within seven days from the date of receipt of such a notice by authority.
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work. [viz under appropriate sections of Maharashtra land revenue Code 1965 Bombay Highway Act, 1955.]
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of further construction work.
- 8) All sanitary requirement shall be completed as stipulated in Development Control Rules.
- 9) Trees like neem, ashoka, neelgiri should be planted around the building in the open space other plot distance between two tree shall be near about 3.0 M. Completion certificate shall not be granted if trees are not planted in the plot as provide under section 19 of the Preservation of tree Act, 1975
- 10) Necessary arrangement for rain water harvesting shall be done.
- 11) The Construction work should be strictly carried out in accordance-with the sanctioned plan enclosed here-with.
- 12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material of debris is found on public road the same will be removed by the authority and cost incurred in the removal of such material shall be recovered from the owner.
- 14) All the condition should be strictly observed and breach of any of the condition will be dealt within accordance with the provision of Maharashtra Regional & Town Planning Act, 1966 Bombay Provincial Municipal Corporation Act.

No.:T.P./B.P./023-

Date: 21/05/2018

- 15) Jalgaon City Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant colony / society etc. on their own accord as per the specifications of J.C.M.C. Applicant should make necessary arrangement for water supply. Similarly street light will not be provided by Municipal Corporation till Electric supply mains of M.S.E.B. is available at site.
- 16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
- 17) a) N.A Order No. 5.R/607 Dated: 6/10/83 submitted with the application.  
b) N.A Order for Residential / Commercial / Industrial / Education Purpose is essential and submitted one copy to J.C.M.C. before commencing the work.
- 18) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed construction.
- 19) a) Rs. 450 is paid for development charges elc & water line charges w.r.to the proposed Construction on Plot No. 3+4+5 to Pimprala Shivar vide C.I.S.No./G.No./S.No 78 of Receipt No. 7423 dated 8/05/2018  
b) Rs.        is paid for development charges w.r. to the proposed land development vide R. No. / B. No.        Dated:     /     /
- 20) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of J.C.M.C. & NOC shall be produced before occupation certificate.
- 21) a) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating followings details.  
i) Name and Address of the owner / developer, Architect Engineer and contractor.  
ii) Survey No. / Gat No./City Survey Number/Ward No. of land under reference along with description of its boundaries.  
iii) Order number and date of grant of development permission redevelopment permission issued by the Planning Authority or any other authority.  
iv) F.S.I, permitted.  
v) Number of Residential/Commercial flats with their areas.  
vi) Address where copies of detailed approved plans shall be available for inspection.  
b) A notice in the form of an advertisement giving all the details mentioned in 21 a) above shall also be published in widely circulated newspapers one of which should be regional language.
- 22) Proper arrangement in consultation with Telecom Dept. and M.S.E.B. should be done for telephone and electric facilities to be provided in the proposed construction.
- 23) Before commencing the work, plot/land u/r should be demarcated from Appropriate Authority.
- 24) Attested copy of city survey map as per site should be submitted with the application from of completion certificate.
- 25) The owner/Licensed Architect/Engineer/Supervisor-I/Supervisor-II will be held personally responsible, if any incorrect, wrong, misleading data/ information is produced & the action will taken against him as per prescribed Act. and building permission will be assumed cancelled/ revoked.
- 26) The construction work should be carried out under the supervision of Licensed Structural Engineer.
- 27) The owner should provide, the, parking facility within his own premises.
- 28) J.C.M.C. should not be responsible for any ownership dispute arisen in future.
- 29) As per circular No. F.A.R. 102004 160/L.No./New-20 Dt. 27/02/2004, fly ash generated from Thermal power station used in construction material like bricks, blacks, tiles etc. should be used in construction.
- 30) As per maharashtra State Govt. order No. DCR/1094/2829/UD-11 Mantralaya, Mumbai Dated - 18/11/2004, Solar Presitest water Heating system As per I.S. specification confirming to I.S. 12933 shall be installed on building.



Assistant Director of Townplanning / Commissioner



(जलगाव, जलगाव)

# Municipal Corporation of the City of Jalgaon

Phone 2222261, 62, 63, 64, 65

## SVB-DIVISION/ AMALGAMATION

### ORDER

No.: TP/SUB./AMAL / 1990 —

Date - 25/10/2016

To,

Name M/s. Sneha Developers Parinau Sall. Savita K. Borole

Subject- Sub-Division/Amalgamation of Plot No 3+4+5/1 & 3+4+5/2 in

S.No./C.T.S.No./Gat No. 78- of Pimpri shiwar

Ref. TP/0743 Date: 25/09/2016

The Sub-Division/Amalgamation of Plot No 3+4+5-

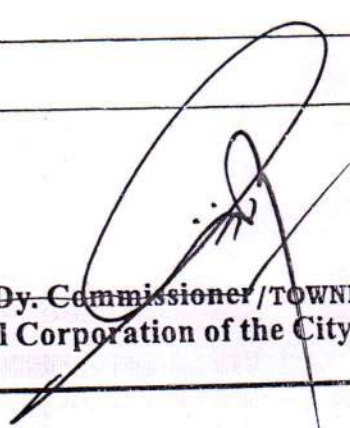
in S.No./C.T.S.No./Gat No. 78- of Pimpri

shiwar owned by Shri/Smt. M/s. Sneha Developers Par. Sall. Savita K. Borole others

Jalgaon is hereby given Subdivision/Amalgamation permission certificate as per under section 44 & 45 of M.R.T.P. Act 1966 and as per Building bye-laws & development control rules of bye laws No. 6.2.5- & 14.1.1 to 14.4.2.3

For residential purpose subject to the following conditions

- 1) The plot should not be subdivided below prescribed standard without no objection permission of Municipal Corporation of the City of Jalgaon.
- 2) All plot should be correctly observed for the development of plot roads & proposal if any.
- 3) No plot should be used for any purpose other than the residential purpose.
- 4) If applicant contrivances any of the forgoing conditions, the applicant shall be liable for such consequences as are contemplated in Bombay Provincial Act 1949 thereunder.
- 5) You should demarcate all plots and road on site from appropriate authority within 30 days from the date of this order & get finally demarcated layout approved from Corporation and no plot should be dispose before this things completed.
- 6) Permission for construction should be obtained from Municipal Corporation of the City of Jalgaon before commencing any work in plot.
- 7) Separate 7/12 extract as per subdivision should be submitted to corporation within 6 months from the date of this order.

  
Dy. Commissioner/TOWNPLANNER  
Municipal Corporation of the City of Jalgaon

(Dipakraj 2016)



# Municipal Corporation of the City of Jalgaon

Ph. 2222261, 62, 63, 64, 65, Fax : (0257) 2222260

## APPENDIX H

Bye - Law No. 7(4)  
Approval / Disapproval  
of Development

To, Mr. Kishor M. Chopade

C/o Ms Sheha Developers Partner

Sau Sarita Kishor Borole

Sir,

With reference to your intimation No. TP/94 dated 31/5/2019

regarding the completion of construction work upto plinth / columns upto plinth level in

Building No. .... on / in Plot No. 3+4+5 <sup>Gat</sup> E.T.S. No. 78

situated at ..... Road / Street Pimpala

City No. Jalgaon

I have to inform that the further work may be proceeded with as per sanctioned plans / shall not proceeded with as the construction upto plinth level is not as per sanctioned plans, vide sanctioned letter No. .... dated .....

  
Assistant Director of Town Planning  
Jalgaon City Municipal Corporation, Jalgaon

Office Communication No. : 957

Office Stamp



Date : 29/07/2019